

NOTICE OF PUBLIC HEARING
City of Manistee Planning Commission

The City of Manistee Planning Commission will hold a Public Hearing in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan to consider a request from:

NAME: Roy Henderson
13999 South West Bayshore Drive
Traverse City, MI 49684

AGENT : Faulk and Foster
678 Front St., Suite 102
Grand Rapids, MI 49504

LOCATION OF REQUEST: 212 Arthur Street

ACTION REQUESTED: Amend Special Use Permit for Communication Tower to add 12 antennas, 3 tower mounted amplifiers and coax to the tower along with a prefabricated equipment shelter.

DATE/TIME OF HEARING: Thursday, October 2, 2014 at 7 pm

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise Blakeslee, Planning and Zoning, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

A copy of the application is attached.



Planning Commission/Planning & Zoning
City Hall
70 Maple Street
Manistee, MI 49660
231.398.2805 (phone)
231.723.1546 (fax)

Special Use Permit Application

A Detailed Site Plan is required for all Special Uses

Please Print

Submission of Application	
<i>Applications must be submitted 25 days prior to the meeting for review for completeness.</i> Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. An application shall be submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission by the Zoning Administrator within thirty (30) days of the submission of a complete application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in compliance with this Ordinance, shall be returned to the applicant. No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full.	
Property Information	
Address: 212 Arthur St., Manistee, MI 49660	Parcel #: 51-101-275-03
Applicant Information	
Name of Owner or Lessee: R.A. Henderson	
Address: 13999 South West Bayshore Dr., Traverse City, MI 49684	
Phone #: N/A	Cell #: N/A
Name of Agent (if applicable): Faulk and Foster	
Address: 678 Front St., Suite 102, Grand Rapids, MI 49504	
Phone #: 616-647-3920	Cell #: N/A
e-mail: info@faulkandfoster.com	
Data Required/Project Information	
Land Area: *See Site Plan*	Zoning Classification:
Present/proposed Land Use: Verizon plans to co-locate on existing cell tower	
Attach a Detailed Narrative for the following	
<input type="checkbox"/>	A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
<input type="checkbox"/>	Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.
<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.
<input type="checkbox"/>	Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in Section 1802.

Planning Commission/Planning & Zoning
City Hall
70 Maple Street
Manistee, MI 49660
231.398.2805 (phone)
231.723.1546 (fax)

9/4/14

Re: SUP for Verizon Wireless co-location on Henderson Tower
Verizon Site Name: 6829 Manistee DT
Site Location: 212 Arthur St. Manistee, MI 49660

Ms. Blakeslee,

Please find enclosed an SUP application along with (15) 11X17 copies of site plans for proposed Verizon co-location on the existing Henderson Tower in Manistee.

Verizon seeks to add (12) antennas, (3) Tower mounted amplifiers and coax to the tower along with a prefabricated equipment shelter to the ground. All of the equipment to be added will not change the height of the structure. And please refer to the site plan for further details regarding the proposed co-location on the Henderson tower.

Please contact me with any questions or if more information is needed, otherwise we will assume you are reviewing the application for SUP for Verizon's proposed co-location on the Henderson Tower and we can expect approval soon.

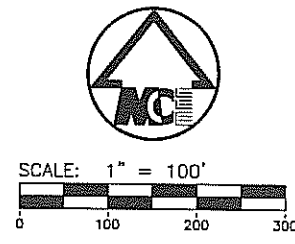
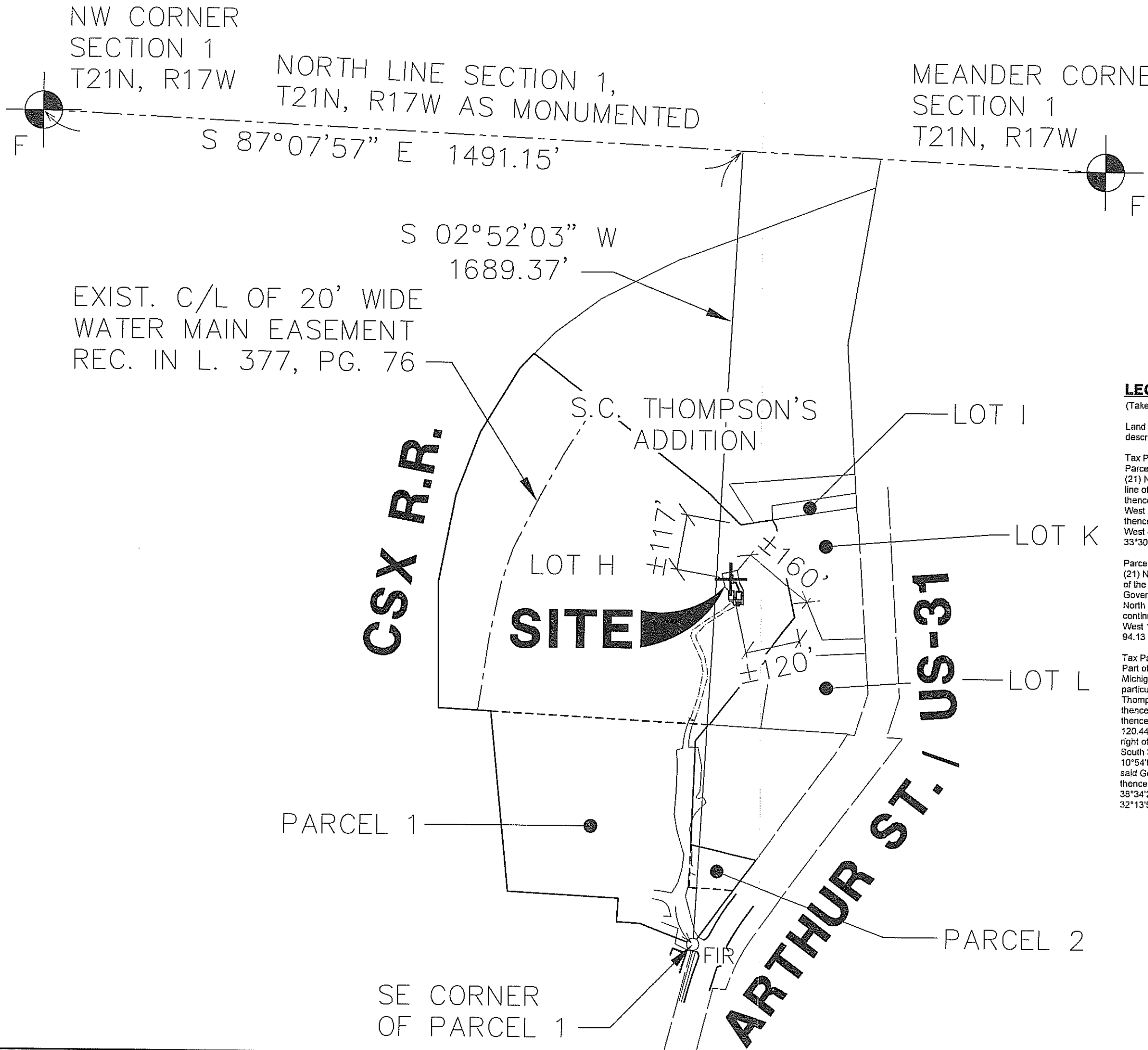
Thank you again for your time and assistance with this project. It has been a pleasure working with you and the city.

A handwritten signature in black ink, appearing to read 'Patricia Ralya', with a stylized flourish at the end.

Patricia Ralya
Faulk and Foster
678 Front Avenue NW, Suite 110 | Grand Rapids, MI 49504
Phone (616) 647-3720 Ext 102 | Fax (616) 647-8614

Additional Information			
Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by Section 2203, E, 2 , an environmental assessment as required by Section 2203, E, 1 , a market study as required by Section 2203, E, 3 , or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.			
Special Use review procedures. An application for Special Use Approval shall be processed in accordance with Section 1801.C.			
Issuance of a Special Use permit. Special Use Permits shall be issued in accordance with Section 1801.D.			
Appeals. No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.			
Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and in accordance with Section 1801.F.			
Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in accordance with Section 2208 may be made to an existing Special Use permit with the approval of the Zoning Administrator.			
Transfers. Transfers shall be handled in accordance with Section 1801.H.			
Expiration. A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions: <ol style="list-style-type: none"> 1. If replaced or superseded by a subsequent permitted use or Special Use permit. 2. If the applicant requests the rescinding of the Special Use permit. 3. If a condition of approval included stipulation to expire the Special Use permit by a certain date. 4. If the use is abandoned, moved or vacated for a period of one year. 			
Violations. Violations shall be handled in accordance with Section 1801.J.			
Authorization			
CERTIFICATION AND AFFIDAVIT: The undersigned affirm(s) that he/she/they is/are the <input type="checkbox"/> owner, <input type="checkbox"/> leasee, <input checked="" type="checkbox"/> owner's representative, <input type="checkbox"/> contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27.			
Signature: <u><i>[Signature]</i></u> Date: <u>9/4/14</u>			
Signature: _____ Date: _____			
<i>If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.</i>			
<input checked="" type="checkbox"/> By checking this box permission is given for Planning Commission Members to make a site inspection if desired.			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain:			
Office Use Only			
Fee: <input checked="" type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____		Escrow Payment	
Date Received:		Hearing Date:	
		Receipt #	
		PC -	

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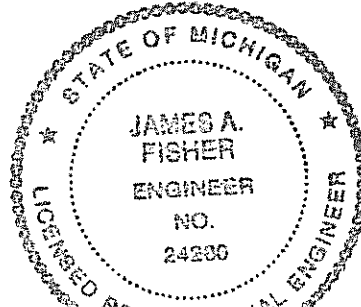
LEGAL DESCRIPTION OF OVERALL PARCELS
(Taken from Title Commitment)

Land situated in the City of Manistee, County of Manistee, State of Michigan, described as follows:

Tax Parcel: #51-101-275-03
Parcel 1: Part of Government Lot Three (3), Section One (1), Township Twenty-One (21) North, Range Seventeen (17) West, commencing at the intersection of the West line of Arthur Street and the South line of the North 2/3 of said Government Lot 3, thence North 11°3' East 442.11 feet to the point of beginning, thence North 71°39' West 121 feet, thence West 50 feet, thence North 50 feet, thence West 237.03 feet, thence North 9°18' West 384.13 feet, thence East 465.18 feet, thence South 35°55' West 44.21 feet, thence South 312.01 feet, thence East 94.13 feet, thence South 33°30' West 141.34 feet to point of beginning.

Parcel 2: Part of Government Lot Three (3), Section One (1), Township Twenty-One (21) North, Range Seventeen (17) West, commencing at a point where the West line of the right of way of Arthur Street intersects the South line of the North 2/3 of said Government Lot 3, thence North 11°03' East 442.11 feet along said West line, thence North 33°30' East 141.34 feet along said West line for a place of beginning, thence continuing North 33°30' East 80 feet along said West line, thence North 80°27'04" West 141.65 feet, thence South 1°29'02" East 90.00 feet, thence South 89°56' East 94.13 feet to the point of beginning.

Tax Parcel: #51-174-708-09
Part of Lot H of S.C. Thompson's Addition to the City of Manistee, Manistee County, Michigan, in Government Lot 2, Section 1, Town 21 North, Range 17 West and more particularly described as beginning at the Southwest corner of Lot I of said S.C. Thompson's addition to the City of Manistee; thence South 81°09'07" West 70.00 feet; thence North 46°20'53" West 100.00 feet; thence North 51°35'53" West 188.00 feet; thence North 52°05'53" West 165.00 feet; thence continuing North 52°05'53" West 120.44 feet to the Easterly right of way of CSX Railroad; thence along said railroad right of way for the following five (5) courses: 1. South 44°24'07" West 43.40 feet, 2. South 31°15'00" West 159.50 feet, 3. South 20°39'07" West 143.83 feet, 4. South 10°54'07" West 186.42 feet, 5. South 00°35'53" East 269.08 feet to the South line of said Government Lot 2; thence South 86°44'24" East 111.93 feet on said South line; thence continuing South 86°44'24" East 466.89 feet on said South line; thence North 38°34'24" East 294.14 feet; thence North 12°19'42" West 197.91 feet; thence North 32°13'54" West 16.05 feet to the point of beginning.



PREPARED BY:
MIDWESTERN CONSULTING, INC.
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24242 NORTHWESTERN HIGHWAY
500THFIELD, MICHIGAN 48073
PHONE: (248) 915-3000

verizonwireless
SITE #6829 -- "MANISTEE DT"
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN
OVERALL PARCELS PLAN

JOB No.	05268-6829	DATE	2/13/14
REVISIONS:		SHEET	1 OF 1
1. REVISE COMMENTS (P&I)		DATE	02/13/14
2. REV. EASEMENT AND DRAINAGE		DATE	02/13/14
3. ADD EX. AND PROP. FENCE		DATE	02/13/14
4. ADD WATER MAIN EASEMENT		DATE	02/13/14